



General Assembly

January Session, 2023

Raised Bill No. 6781

LCO No. 4709



Referred to Committee on HOUSING

Introduced by:
(HSG)

***AN ACT ADDRESSING HOUSING AFFORDABILITY FOR RESIDENTS
IN THE STATE.***

Be it enacted by the Senate and House of Representatives in General Assembly convened:

1 Section 1. Subparagraph (A) of subdivision (7) of subsection (c) of
2 section 7-148 of the general statutes is repealed and the following is
3 substituted in lieu thereof (*Effective October 1, 2023*):

4 (7) (A) (i) Make rules relating to the maintenance of safe and sanitary
5 housing and prescribe civil penalties for the violation of such rules not
6 to exceed two thousand dollars per violation, provided any owner
7 assessed a civil penalty pursuant to this subparagraph shall have a right
8 of appeal to the zoning board of appeals of the municipality, or the chief
9 executive officer of the municipality if such municipality has not
10 established a zoning board of appeals, upon the grounds that such
11 violation was caused solely by a tenant's wilful act;

12 (ii) Regulate the mode of using any buildings when such regulations
13 seem expedient for the purpose of promoting the safety, health, morals
14 and general welfare of the inhabitants of the municipality;

15 (iii) Regulate and prohibit the moving of buildings upon or through
16 the streets or other public places of the municipality, and cause the
17 removal and demolition of unsafe buildings and structures;

18 (iv) Regulate and provide for the licensing of parked trailers when
19 located off the public highways, and trailer parks or mobile
20 manufactured home parks, except as otherwise provided by special act
21 and except where there exists a local zoning commission so empowered;

22 (v) Establish lines beyond which no buildings, steps, stoop, veranda,
23 billboard, advertising sign or device or other structure or obstruction
24 may be erected;

25 (vi) Regulate and prohibit the placing, erecting or keeping of signs,
26 awnings or other things upon or over the sidewalks, streets and other
27 public places of the municipality;

28 (vii) Regulate plumbing and house drainage;

29 (viii) Prohibit or regulate the construction of dwellings, apartments,
30 boarding houses, hotels, commercial buildings, youth camps or
31 commercial camps and commercial camping facilities in such
32 municipality unless the sewerage facilities have been approved by the
33 authorized officials of the municipality;

34 Sec. 2. (NEW) (*Effective October 1, 2023*) (a) As used in this section,
35 "walk-through" means a joint physical inspection of the dwelling unit
36 by the landlord and the tenant, or their designees, for the purpose of
37 noting and listing any observed conditions within the dwelling unit. On
38 and after January 1, 2024, upon or after the entry into a rental agreement
39 but prior to the tenant's occupancy of a dwelling unit, a landlord shall
40 offer such tenant the opportunity to conduct a walk-through of the
41 dwelling unit. If the tenant requests such a walk-through, the landlord
42 and tenant, or their designees, shall use a copy of the preoccupancy
43 walk-through checklist prepared by the Commissioner of Housing
44 under subsection (c) of this section. The landlord and the tenant, or their
45 designees, shall specifically note on the walk-through checklist any

46 existing conditions, defects or damages to the dwelling unit present at
47 the time of the walk-through. After the walk-through, the landlord and
48 the tenant, or their designees, shall sign duplicate copies of the walk-
49 through checklist and each shall receive a copy.

50 (b) Upon the tenant's vacating of the dwelling unit, the landlord may
51 not retain any part of the security deposit collected under chapter 831 of
52 the general statutes or seek payment from the tenant for any condition,
53 defect or damage that was noted in the preoccupancy walk-through
54 checklist. Such walk-through checklist shall be admissible, subject to the
55 rules of evidence but shall not be conclusive, as evidence of the
56 condition of the dwelling unit at the beginning of a tenant's occupancy
57 in any administrative or judicial proceeding.

58 (c) Not later than December 1, 2023, the Commissioner of Housing
59 shall (1) prepare a standardized preoccupancy walk-through checklist
60 for any landlord and tenant to use to document the condition of any
61 dwelling unit during a preoccupancy walk-through under subsection
62 (a) of this section, and (2) make such checklist available on the
63 Department of Housing Internet web site.

64 (d) The provisions of this section shall not apply to any tenancy under
65 a rental agreement entered into prior to January 1, 2024.

66 Sec. 3. Section 47a-1 of the general statutes is repealed and the
67 following is substituted in lieu thereof (*Effective October 1, 2023*):

68 As used in this chapter, [and] sections 47a-21, 47a-23 to 47a-23c,
69 inclusive, as amended by this act, 47a-26a to 47a-26g, inclusive, 47a-35
70 to 47a-35b, inclusive, 47a-41a, 47a-43, [and] 47a-46 and [section] 47a-7b
71 and sections 2 and 4 of this act:

72 (a) "Action" includes recoupment, counterclaim, set-off, cause of
73 action and any other proceeding in which rights are determined,
74 including an action for possession.

75 (b) "Building and housing codes" include any law, ordinance or

76 governmental regulation concerning fitness for habitation or the
77 construction, maintenance, operation, occupancy, use or appearance of
78 any premises or dwelling unit.

79 (c) "Dwelling unit" means any house or building, or portion thereof,
80 which is occupied, is designed to be occupied, or is rented, leased or
81 hired out to be occupied, as a home or residence of one or more persons.

82 (d) "Landlord" means the owner, lessor or sublessor of the dwelling
83 unit, the building of which it is a part or the premises.

84 (e) "Owner" means one or more persons, jointly or severally, in whom
85 is vested (1) all or part of the legal title to property, or (2) all or part of
86 the beneficial ownership and a right to present use and enjoyment of the
87 premises and includes a mortgagee in possession.

88 (f) "Person" means an individual, corporation, limited liability
89 company, the state or any political subdivision thereof, or agency,
90 business trust, estate, trust, partnership or association, two or more
91 persons having a joint or common interest, and any other legal or
92 commercial entity.

93 (g) "Premises" means a dwelling unit and the structure of which it is
94 a part and facilities and appurtenances therein and grounds, areas and
95 facilities held out for the use of tenants generally or whose use is
96 promised to the tenant.

97 (h) "Rent" means all periodic payments to be made to the landlord
98 under the rental agreement.

99 (i) "Rental agreement" means all agreements, written or oral, and
100 valid rules and regulations adopted under section 47a-9 or subsection
101 (d) of section 21-70 embodying the terms and conditions concerning the
102 use and occupancy of a dwelling unit or premises.

103 (j) "Roomer" means a person occupying a dwelling unit, which unit
104 does not include a refrigerator, stove, kitchen sink, toilet and shower or
105 bathtub and one or more of these facilities are used in common by other

106 occupants in the structure.

107 (k) "Single-family residence" means a structure maintained and used
108 as a single dwelling unit. Notwithstanding that a dwelling unit shares
109 one or more walls with another dwelling unit or has a common parking
110 facility, it is a single-family residence if it has direct access to a street or
111 thoroughfare and does not share heating facilities, hot water equipment
112 or any other essential facility or service with any other dwelling unit.

113 (l) "Tenant" means the lessee, sublessee or person entitled under a
114 rental agreement to occupy a dwelling unit or premises to the exclusion
115 of others or as is otherwise defined by law.

116 (m) "Tenement house" means any house or building, or portion
117 thereof, which is rented, leased or hired out to be occupied, or is
118 arranged or designed to be occupied, or is occupied, as the home or
119 residence of three or more families, living independently of each other,
120 and doing their cooking upon the premises, and having a common right
121 in the halls, stairways or yards.

122 Sec. 4. (NEW) (*Effective October 1, 2023*) (a) As used in this section,
123 "tenant screening report" means a credit report, a criminal background
124 report, an employment history report, a rental history report, or any
125 combination thereof, used by a landlord to determine the suitability of
126 a prospective tenant.

127 (b) No landlord may demand from a prospective tenant any
128 payment, fee or charge for the processing, review or acceptance of any
129 rental application, or demand any other payment, fee or charge before
130 or at the beginning of the tenancy, except a security deposit pursuant to
131 section 47a-21 of the general statutes or a fee for a tenant screening
132 report as provided in subsection (c) of this section.

133 (c) A landlord may charge a fee for a tenant screening report
134 concerning a prospective tenant if the fee for such tenant screening
135 report is not more than the actual cost paid by the landlord for such
136 report. The landlord shall waive any fee for such report if the

137 prospective tenant provides the landlord with a copy of a tenant
138 screening report concerning the prospective tenant that was conducted
139 within thirty days of the prospective tenant's rental application and that
140 is satisfactory to the landlord.

141 (d) A landlord may not collect a tenant screening report fee from a
142 prospective tenant until the landlord provides the prospective tenant
143 with (1) a copy of the tenant screening report, and (2) a copy of the
144 receipt or invoice from the entity conducting the tenant screening report
145 concerning the prospective tenant.

146 Sec. 5. Section 47a-23c of the general statutes is repealed and the
147 following is substituted in lieu thereof (*Effective October 1, 2023*):

148 (a) (1) Except as provided in subdivision (2) of this subsection, this
149 section applies to any tenant who resides in a building or complex
150 consisting of five or more separate dwelling units or who resides in a
151 mobile manufactured home park and who is either: (A) Sixty-two years
152 of age or older, or whose spouse, sibling, parent or grandparent is sixty-
153 two years of age or older and permanently resides with that tenant, or
154 (B) a person with a physical or mental disability, as defined in
155 subdivision [(8)] (12) of section 46a-64b, as amended by this act, or
156 whose spouse, sibling, child, parent or grandparent is a person with a
157 physical or mental disability who permanently resides with that tenant,
158 but only if such disability can be expected to result in death or to last for
159 a continuous period of at least twelve months.

160 (2) With respect to tenants in common interest communities, this
161 section applies only to (A) a conversion tenant, as defined in subsection
162 (3) of section 47-283, who (i) is described in subdivision (1) of this
163 subsection, or (ii) is not described in subdivision (1) of this subsection
164 but, during a transition period, as defined in subsection (4) of section 47-
165 283, is residing in a conversion condominium created after May 6, 1980,
166 or in any other conversion common interest community created after
167 December 31, 1982, or (iii) is not described in subdivision (1) of this
168 subsection but is otherwise protected as a conversion tenant by public

169 act 80-370, and (B) a tenant who is not a conversion tenant but who is
170 described in subdivision (1) of this subsection if his landlord owns five
171 or more dwelling units in the common interest community in which the
172 dwelling unit is located.

173 (3) As used in this section, "tenant" includes each resident of a mobile
174 manufactured home park, as defined in section 21-64, including a
175 resident who owns his own home, "landlord" includes a "licensee" and
176 an "owner" of a mobile manufactured home park, as defined in section
177 21-64, "complex" means two or more buildings on the same or
178 contiguous parcels of real property under the same ownership, and
179 "mobile manufactured home park" means a parcel of real property, or
180 contiguous parcels of real property under the same ownership, upon
181 which five or more mobile manufactured homes occupied for
182 residential purposes are located.

183 (b) (1) No landlord may bring an action of summary process or other
184 action to dispossess a tenant described in subsection (a) of this section
185 except for one or more of the following reasons: (A) Nonpayment of
186 rent; (B) refusal to agree to a fair and equitable rent increase, as defined
187 in subsection (c) of this section; (C) material noncompliance with section
188 47a-11 or subsection (b) of section 21-82, which materially affects the
189 health and safety of the other tenants or which materially affects the
190 physical condition of the premises; (D) voiding of the rental agreement
191 pursuant to section 47a-31, or material noncompliance with the rental
192 agreement; (E) material noncompliance with the rules and regulations
193 of the landlord adopted in accordance with section 47a-9 or 21-70; (F)
194 permanent removal by the landlord of the dwelling unit of such tenant
195 from the housing market; or (G) bona fide intention by the landlord to
196 use such dwelling unit as his principal residence.

197 (2) The ground stated in subparagraph (G) of subdivision (1) of this
198 subsection is not available to the owner of a dwelling unit in a common
199 interest community occupied by a conversion tenant.

200 (3) A tenant may not be dispossessed for a reason described in

201 subparagraph (B), (F) or (G) of subdivision (1) of this subsection during
202 the term of any existing rental agreement.

203 (c) (1) The rent of a tenant protected by this section may be increased
204 only to the extent that such increase is fair and equitable, based on the
205 criteria set forth in section 7-148c.

206 (2) Any such tenant aggrieved by a rent increase or proposed rent
207 increase may file a complaint with the fair rent commission, if any, for
208 the town, city or borough where his dwelling unit or mobile
209 manufactured home park lot is located; or, if no such fair rent
210 commission exists, may bring an action in the Superior Court to contest
211 the increase. In any such court proceeding, the court shall determine
212 whether the rent increase is fair and equitable, based on the criteria set
213 forth in section 7-148c.

214 (d) A landlord, to determine whether a tenant is a protected tenant,
215 as described in subdivision (1) of subsection (a) of this section, may
216 request proof of such protected status. On such request, any tenant
217 claiming protection shall provide proof of the protected status within
218 thirty days. The proof shall include a statement of a physician or an
219 advanced practice registered nurse in the case of alleged blindness or
220 other physical disability.

221 (e) (1) On and after January 1, 2024, whenever a dwelling unit located
222 in a building or complex consisting of five or more separate dwelling
223 units or in a mobile manufactured home park is rented to, or a rental
224 agreement is entered into or renewed with, a tenant, the landlord of
225 such dwelling unit or such landlord's agent shall provide such tenant
226 with written notice of the provisions of subsections (b) and (c) of this
227 section in a form as described in subdivision (2) of this subsection.

228 (2) Not later than December 1, 2023, the Commissioner of Housing
229 shall create a notice that shall be used by landlords, pursuant to
230 subdivision (1) of this subsection, to inform tenants of the rights
231 provided to protected tenants under subsections (b) and (c) of this
232 section. Such notice shall be a one-page, plain-language summary of

233 such rights and shall be available in languages other than English, as
234 determined by the commissioner. Not later than December 1, 2023, such
235 notice shall be posted on the Department of Housing Internet web site.

236 Sec. 6. Subsection (a) of section 8-41 of the general statutes is repealed
237 and the following is substituted in lieu thereof (*Effective October 1, 2023*):

238 (a) For purposes of this section, a "tenant of the authority" means a
239 tenant who lives in housing owned or managed by a housing authority
240 or who is receiving housing assistance in a housing program directly
241 administered by such authority. When the governing body of a
242 municipality other than a town adopts a resolution as described in
243 section 8-40, it shall promptly notify the chief executive officer of such
244 adoption. Upon receiving such notice, the chief executive officer shall
245 appoint five persons who are residents of [said] such municipality as
246 commissioners of the authority, except that the chief executive officer
247 may appoint two additional persons who are residents of the
248 municipality if (1) the authority operates more than three thousand
249 units, or (2) upon the appointment of a tenant commissioner pursuant
250 to subsection (c) of this section, the additional appointments are
251 necessary to achieve compliance with 24 CFR 964.415 or section 9-167a.
252 If the governing body of a town adopts such a resolution, such body
253 shall appoint five persons who are residents of [said] such town as
254 commissioners of the authority created for such town, except that such
255 body may appoint two additional persons who are residents of the town
256 if, upon the appointment of a tenant commissioner pursuant to
257 subsection (c) of this section, the additional appointments are necessary
258 to achieve compliance with 24 CFR 964.415 or section 9-167a. The
259 commissioners who are first so appointed shall be designated to serve
260 for a term of either one, two, three, four or five years, except that if the
261 authority has five members, the terms of not more than one member
262 shall expire in the same year. Terms shall commence on the first day of
263 the month next succeeding the date of their appointment, and annually
264 thereafter a commissioner shall be appointed to serve for five years
265 except that any vacancy which may occur because of a change of
266 residence by a commissioner, removal of a commissioner, resignation or

267 death shall be filled for the unexpired portion of the term. If a governing
268 body increases the membership of the authority on or after July 1, 1995,
269 such governing body shall, by resolution, provide for a term of five
270 years for each such additional member. The term of the chairman shall
271 be three years. At least one of such commissioners of an authority
272 having five members, and at least two of such commissioners of an
273 authority having more than five members, shall be a tenant or tenants
274 of the authority selected pursuant to subsection (c) of this section. If, on
275 October 1, 1979, a municipality has adopted a resolution as described in
276 section 8-40, but has no tenants serving as commissioners, the chief
277 executive officer of a municipality other than a town or the governing
278 body of a town shall appoint a tenant who meets the qualifications set
279 out in this section as a commissioner of such authority when the next
280 vacancy occurs. No commissioner of an authority may hold any public
281 office in the municipality for which the authority is created. A
282 commissioner shall hold office until [said] such commissioner's
283 successor is appointed and has qualified. Not later than January 1, 2024,
284 each commissioner who is serving on said date and, thereafter, upon
285 appointment, each newly appointed commissioner who is not a
286 reappointed commissioner, shall participate in a training for housing
287 authority commissioners provided by the United States Department of
288 Housing and Urban Development. A certificate of the appointment or
289 reappointment of any commissioner shall be filed with the clerk and
290 shall be conclusive evidence of the legal appointment of such
291 commissioner, after said commissioner has taken an oath in the form
292 prescribed in the first paragraph of section 1-25. The powers of each
293 authority shall be vested in the commissioners thereof. Three
294 commissioners shall constitute a quorum if the authority consists of five
295 commissioners. Four commissioners shall constitute a quorum if the
296 authority consists of more than five commissioners. Action may be
297 taken by the authority upon a vote of not less than a majority of the
298 commissioners present, unless the bylaws of the authority require a
299 larger number. The chief executive officer, or, in the case of an authority
300 for a town, the governing body of the town, shall designate which of the
301 commissioners shall be the first chairman, but when the office of

302 chairman of the authority becomes vacant, the authority shall select a
303 chairman from among its commissioners. An authority shall select from
304 among its commissioners a vice chairman, and it may employ a
305 secretary, who shall be executive director, and technical experts and
306 such other officers, agents and employees, permanent and temporary,
307 as it requires, and shall determine their qualifications, duties and
308 compensation, provided, in municipalities having a civil service law, all
309 appointments and promotions, except the employment of the secretary,
310 shall be based on examinations given and lists prepared under such law,
311 and, except so far as may be inconsistent with the terms of this chapter,
312 such civil service law and regulations adopted thereunder shall apply
313 to such housing authority and its personnel. For such legal services as it
314 requires, an authority may employ its own counsel and legal staff. An
315 authority may delegate any of its powers and duties to one or more of
316 its agents or employees. A commissioner, or any employee of the
317 authority who handles its funds, shall be required to furnish an
318 adequate bond. The commissioners shall serve without compensation,
319 but shall be entitled to reimbursement for their actual and necessary
320 expenses incurred in the performance of their official duties.

321 Sec. 7. Section 8-68f of the general statutes is repealed and the
322 following is substituted in lieu thereof (*Effective October 1, 2023*):

323 Each housing authority [which] that receives financial assistance
324 under any state housing program, and the Connecticut Housing Finance
325 Authority or its subsidiary when said authority or subsidiary is the
326 successor owner of housing previously owned by a housing authority
327 under part II or part VI of this chapter, shall, for housing which it owns
328 and operates, (1) provide each of its tenants with a written lease, (2)
329 provide each of its tenants with, at the time the tenant signs an initial
330 lease and, annually thereafter, contact information for the management
331 of the housing authority, the local health department and the
332 Commission on Human Rights and Opportunities, and a copy of the
333 guidance concerning rights and responsibilities of landlords and tenants
334 that is posted on the Internet web site of the Judicial Branch, (3) adopt a
335 procedure for hearing tenant complaints and grievances, [(3)] (4) adopt

336 procedures for soliciting tenant comment on proposed changes in
337 housing authority policies and procedures, including changes to its
338 lease and to its admission and occupancy policies, and [(4)] (5)
339 encourage tenant participation in the housing authority's operation of
340 state housing programs, including, where appropriate, the facilitation
341 of tenant participation in the management of housing projects. If such
342 housing authority or the Connecticut Housing Finance Authority or its
343 subsidiary operates both a federal and a state-assisted housing program,
344 it shall use the same procedure for hearing tenant grievances in both
345 programs. The Commissioner of Housing shall adopt regulations in
346 accordance with the provisions of chapter 54 to establish uniform
347 minimum standards for the requirements in this section.

348 Sec. 8. Section 8-68d of the general statutes is repealed and the
349 following is substituted in lieu thereof (*Effective October 1, 2023*):

350 Each housing authority shall submit a report to the Commissioner of
351 Housing and the chief executive officer of the municipality in which the
352 authority is located not later than March first, annually. The report shall
353 contain (1) an inventory of all existing housing owned or operated by
354 the authority, including the total number, types and sizes of rental units
355 and the total number of occupancies and vacancies in each housing
356 project or development, and a description of the condition of such
357 housing, (2) a description of any new construction projects being
358 undertaken by the authority and the status of such projects, (3) the
359 number and types of any rental housing sold, leased or transferred
360 during the period of the report which is no longer available for the
361 purpose of low or moderate income rental housing, (4) the results of the
362 authority's annual audit conducted in accordance with section 4-231, if
363 required by said section, and [(4)] (5) such other information as the
364 commissioner may require by regulations adopted in accordance with
365 the provisions of chapter 54.

366 Sec. 9. Subsections (a) and (b) of section 47a-6a of the general statutes
367 are repealed and the following is substituted in lieu thereof (*Effective*
368 *October 1, 2023*):

369 (a) As used in this section, (1) "address" means a location as described
370 by the full street number, if any, the street name, the city or town, and
371 the state, and not a mailing address such as a post office box, (2)
372 "dwelling unit" means any house or building, or portion thereof, which
373 is rented, leased or hired out to be occupied, or is arranged or designed
374 to be occupied, or is occupied, as the home or residence of one or more
375 persons, living independently of each other, and doing their cooking
376 upon the premises, and having a common right in the halls, stairways
377 or yards, (3) "agent in charge" means one who manages real estate,
378 including, but not limited to, the collection of rents and supervision of
379 property, (4) "controlling participant" means [an individual or entity
380 that exercises day-to-day financial or operational control] a natural
381 person who is not a minor and who, directly or indirectly and through
382 any contract, arrangement, understanding or relationship, exercises
383 substantial control of, or owns greater than twenty-five per cent of, a
384 corporation, partnership, trust or other legally recognized entity owning
385 rental real property in the state, and (5) "project-based housing
386 provider" means a property owner who contracts with the United States
387 Department of Housing and Urban Development to provide housing to
388 tenants under the federal Housing Choice Voucher Program, 42 USC
389 1437f(o).

390 (b) Any municipality may require the nonresident owner or project-
391 based housing provider of occupied or vacant rental real property to
392 [maintain on file in the office of] report to the tax assessor, or other
393 municipal office designated by the municipality, the current residential
394 address of the nonresident owner or project-based housing provider of
395 such property [,] if the nonresident owner or project-based housing
396 provider is an individual, or the current residential address of the agent
397 in charge of the building [,] if the nonresident owner or project-based
398 housing provider is a corporation, partnership, trust or other legally
399 recognized entity owning rental real property in the state. [In the case
400 of a] If the nonresident owners or project-based housing [provider, such
401 information] providers are a corporation, partnership, trust or other
402 legally recognized entity owning rental real property in the state, such

403 report shall also include identifying information and the current
404 residential address of each controlling participant associated with the
405 property. [, except that, if such controlling participant is a corporation,
406 partnership, trust or other legally recognized entity, the project-based
407 housing provider shall include the identifying information and the
408 current residential address of an individual who exercises day-to-day
409 financial or operational control of such entity.] If such residential
410 address changes, notice of the new residential address shall be provided
411 by such nonresident owner, project-based housing provider or agent in
412 charge of the building to the office of the tax assessor or other designated
413 municipal office not more than twenty-one days after the date that the
414 address change occurred. If the nonresident owner, project-based
415 housing provider or agent fails to file an address under this section, the
416 address to which the municipality mails property tax bills for the rental
417 real property shall be deemed to be the nonresident owner, project-
418 based housing provider or agent's current address. Such address may
419 be used for compliance with the provisions of subsection (c) of this
420 section.

421 Sec. 10. Section 46a-64b of the general statutes is repealed and the
422 following is substituted in lieu thereof (*Effective October 1, 2023*):

423 As used in sections 46a-51 to 46a-99, inclusive, as amended by this
424 act, and section 11 of this act:

425 (1) "Discriminatory housing practice" means any discriminatory
426 practice specified in section 46a-64c or [section] 46a-81e or section 11 of
427 this act.

428 (2) "Dwelling" means any building, structure, mobile manufactured
429 home park or portion thereof which is occupied as, or designed or
430 intended for occupancy as, a residence by one or more families, and any
431 vacant land which is offered for sale or lease for the construction or
432 location thereon of any such building, structure, mobile manufactured
433 home park or portion thereof.

434 (3) "Eviction" means any judgment resulting in the dispossession of a

435 tenant from a dwelling unit entered in a summary process action
436 instituted under chapter 832.

437 [(3)] (4) "Fair Housing Act" means Title VIII of the Civil Rights Act of
438 1968, as amended, and known as the federal Fair Housing Act (42 USC
439 3600-3620).

440 [(4)] (5) "Family" includes a single individual.

441 [(5)] (6) "Familial status" means one or more individuals who have
442 not attained the age of eighteen years being domiciled with a parent or
443 another person having legal custody of such individual or individuals;
444 or the designee of such parent or other person having such custody with
445 the written permission of such parent or other person; or any person
446 who is pregnant or is in the process of securing legal custody of any
447 individual who has not attained the age of eighteen years.

448 [(6)] (7) "Housing for older persons" means housing: (A) Provided
449 under any state or federal program that the Secretary of the United
450 States Department of Housing and Urban Development determines is
451 specifically designed and operated to assist elderly persons as defined
452 in the state or federal program; or (B) intended for, and solely occupied
453 by, persons sixty-two years of age or older; or (C) intended and operated
454 for occupancy by at least one person fifty-five years of age or older per
455 unit in accordance with the standards set forth in the Fair Housing Act
456 and regulations developed pursuant thereto by the Secretary of the
457 United States Department of Housing and Urban Development.

458 (8) "Housing provider" means a landlord, an owner, an agent of such
459 landlord or owner, a real estate agent, a property manager, a housing
460 authority as created in section 8-40, a public housing agency or other
461 entity that provides dwelling units to tenants or prospective tenants.

462 (9) "Landlord" means the owner, lessor or sublessor of the dwelling
463 unit, the building of which it is a part or the premises.

464 [(7)] (10) "Mobile manufactured home park" means a plot of land

465 upon which two or more mobile manufactured homes occupied for
466 residential purposes are located.

467 (11) "Owner" means one or more persons, jointly or severally, in
468 whom is vested (A) all or part of the legal title to a dwelling unit, the
469 building of which it is a part or the premises, or (B) all or part of the
470 beneficial ownership and a right to present use and enjoyment of the
471 premises, including a mortgagee in possession.

472 ~~[(8)]~~ (12) "Physical or mental disability" includes, but is not limited to,
473 intellectual disability, as defined in section 1-1g, and physical disability,
474 as defined in subdivision (15) of section 46a-51, and also includes, but is
475 not limited to, persons who have a handicap as that term is defined in
476 the Fair Housing Act.

477 ~~[(9)]~~ (13) "Residential-real-estate-related transaction" means (A) the
478 making or purchasing of loans or providing other financial assistance
479 for purchasing, constructing, improving, repairing or maintaining a
480 dwelling, or secured by residential real estate; or (B) the selling,
481 brokering or appraising of residential real property.

482 ~~[(10)]~~ (14) "To rent" includes to lease, to sublease, to let and to
483 otherwise grant for a consideration the right to occupy premises not
484 owned by the occupant.

485 Sec. 11. (NEW) (*Effective October 1, 2023*) (a) It shall be a
486 discriminatory practice in violation of this section for a housing
487 provider to refuse to rent after making a bona fide offer, or to refuse to
488 negotiate for the rental of, or otherwise make unavailable or deny a
489 dwelling unit or deny occupancy in a dwelling unit, to any person based
490 on such person's (1) prior eviction, except for an eviction during the five
491 years immediately preceding the rental application, or (2) status as a
492 party to any summary process action that did not result in an eviction.

493 (b) Nothing in this section shall be construed to limit the applicability
494 of any reasonable statute or municipal ordinance restricting the
495 maximum number of persons permitted to occupy a dwelling.

496 (c) Any person aggrieved by a violation of this section may file a
497 complaint not later than one hundred eighty days after the alleged act
498 of discrimination, pursuant to section 46a-82 of the general statutes, as
499 amended by this act.

500 (d) Notwithstanding any other provision of chapter 814c of the
501 general statutes, complaints alleging a violation of this section shall be
502 investigated not later than one hundred days after filing and a final
503 administrative disposition shall be made not later than one year after
504 filing unless it is impracticable to do so. If the Commission on Human
505 Rights and Opportunities is unable to complete its investigation or make
506 a final administrative determination within such time frames, it shall
507 notify the complainant and the respondent, in writing, of the reasons for
508 not doing so.

509 Sec. 12. Section 8-45a of the general statutes is repealed and the
510 following is substituted in lieu thereof (*Effective October 1, 2023*):

511 A housing authority, as defined in subsection (b) of section 8-39, in
512 determining eligibility for the rental of public housing units may
513 establish criteria and consider relevant information concerning (1) an
514 applicant's or any proposed occupant's history of criminal activity
515 involving: (A) Crimes of physical violence to persons or property, (B)
516 crimes involving the illegal manufacture, sale, distribution or use of, or
517 possession with intent to manufacture, sell, use or distribute, a
518 controlled substance, as defined in section 21a-240, or (C) other criminal
519 acts which would adversely affect the health, safety or welfare of other
520 tenants, (2) an applicant's or any proposed occupant's abuse, or pattern
521 of abuse, of alcohol when the housing authority has reasonable cause to
522 believe that such applicant's or proposed occupant's abuse, or pattern of
523 abuse, of alcohol may interfere with the health, safety or right to
524 peaceful enjoyment of the premises by other residents, and (3) an
525 applicant or any proposed occupant who is subject to a lifetime
526 registration requirement under section 54-252 on account of being
527 convicted or found not guilty by reason of mental disease or defect of a
528 sexually violent offense. In evaluating any such information, the

529 housing authority shall give consideration to the time, nature and extent
530 of the applicant's or proposed occupant's conduct and to factors which
531 might indicate a reasonable probability of favorable future conduct such
532 as evidence of rehabilitation and evidence of the willingness of the
533 applicant, the applicant's family or the proposed occupant to participate
534 in social service or other appropriate counseling programs and the
535 availability of such programs. Except as otherwise provided by law, a
536 housing authority shall limit its consideration of an applicant's or
537 proposed occupant's eviction history to the applicable time period
538 established under subsection (a) of section 11 of this act.

539 Sec. 13. Subdivision (8) of section 46a-51 of the general statutes is
540 repealed and the following is substituted in lieu thereof (*Effective October*
541 *1, 2023*):

542 (8) "Discriminatory practice" means a violation of section 4a-60, 4a-
543 60a, 4a-60g, 31-40y, subsection (b), (d), (e) or (f) of section 31-51i,
544 subparagraph (C) of subdivision (15) of section 46a-54, subdivisions (16)
545 and (17) of section 46a-54, section 46a-58, 46a-59, 46a-60, 46a-64, 46a-64c,
546 46a-66, 46a-68, 46a-68c to 46a-68f, inclusive, [or] 46a-70 to 46a-78,
547 inclusive, subsection (a) of section 46a-80, [or] sections 46a-81b to 46a-
548 81o, inclusive, [and] sections 46a-80b to 46a-80e, inclusive, [and] or
549 sections 46a-80k to 46a-80m, inclusive, or section 11 of this act;

550 Sec. 14. Subdivision (14) of section 46a-54 of the general statutes is
551 repealed and the following is substituted in lieu thereof (*Effective October*
552 *1, 2023*):

553 (14) To require the posting, by any respondent or other person subject
554 to the requirements of section 46a-64, 46a-64c, 46a-81d or 46a-81e or
555 section 11 of this act, of such notices of statutory provisions as it deems
556 desirable;

557 Sec. 15. Section 46a-74 of the general statutes is repealed and the
558 following is substituted in lieu thereof (*Effective October 1, 2023*):

559 No state department, board or agency may permit any

560 discriminatory practice in violation of section 46a-59, 46a-64, 46a-64c,
561 46a-80b to 46a-80e, inclusive, or 46a-80k to 46a-80m, inclusive, section
562 11 of this act.

563 Sec. 16. Subsection (a) of section 46a-82 of the general statutes is
564 repealed and the following is substituted in lieu thereof (*Effective October*
565 *1, 2023*):

566 (a) Any person claiming to be aggrieved by an alleged discriminatory
567 practice, except for an alleged violation of section 4a-60g or 46a-68 or the
568 provisions of sections 46a-68c to 46a-68f, inclusive, may, by himself or
569 herself or by such person's attorney, file with the commission a
570 complaint in writing under oath, except that a complaint that alleges a
571 violation of section 46a-64c or section 11 of this act need not be
572 notarized. The complaint shall state the name and address of the person
573 alleged to have committed the discriminatory practice, provide a short
574 and plain statement of the allegations upon which the claim is based and
575 contain such other information as may be required by the commission.
576 After the filing of a complaint, the commission shall provide the
577 complainant with a notice that: (1) Acknowledges receipt of the
578 complaint; and (2) advises of the time frames and choice of forums
579 available under this chapter.

580 Sec. 17. Subsections (a) to (c), inclusive, of section 46a-83 of the
581 general statutes are repealed and the following is substituted in lieu
582 thereof (*Effective October 1, 2023*):

583 (a) Not later than fifteen days after the date of filing of any
584 discriminatory practice complaint pursuant to subsection (a) or (b) of
585 section 46a-82, as amended by this act, or an amendment to such
586 complaint adding an additional respondent, the commission shall serve
587 the respondent as provided in section 46a-86a with the complaint and a
588 notice advising of the procedural rights and obligations of a respondent
589 under this chapter. The respondent shall either (1) file a written answer
590 to the complaint as provided in subsection (b) of this section, or (2) not
591 later than ten days after the date of receipt of the complaint, provide

592 written notice to the complainant and the commission that the
593 respondent has elected to participate in pre-answer conciliation, except
594 that a discriminatory practice complaint alleging a violation of section
595 46a-64c or 46a-81e shall not be subject to pre-answer conciliation. A
596 complaint sent by first class mail shall be considered to be received not
597 later than two days after the date of mailing, unless the respondent
598 proves otherwise. The commission shall conduct a pre-answer
599 conciliation conference not later than thirty days after the date of
600 receiving the respondent's request for pre-answer conciliation.

601 (b) Except as provided in this subsection, not later than thirty days
602 after the date (1) of receipt of the complaint, or (2) on which the
603 commission determines that the pre-answer conciliation conference was
604 unsuccessful, the respondent shall file a written answer to the
605 complaint, under oath, with the commission. The respondent may
606 request, and the commission may grant, one extension of time of not
607 more than fifteen days within which to file a written answer to the
608 complaint. An answer to any amendment to a complaint shall be filed
609 within twenty days of the date of receipt to such amendment. The
610 answer to any complaint alleging a violation of section 46a-64c or 46a-
611 81e or section 11 of this act shall be filed not later than ten days after the
612 date of receipt of the complaint.

613 (c) Not later than sixty days after the date of the filing of the
614 respondent's answer, the executive director or the executive director's
615 designee shall conduct a case assessment review to determine whether
616 the complaint should be retained for further processing or dismissed
617 because (1) it fails to state a claim for relief or is frivolous on its face, (2)
618 the respondent is exempt from the provisions of this chapter, or (3) there
619 is no reasonable possibility that investigating the complaint will result
620 in a finding of reasonable cause. The case assessment review shall
621 include the complaint, the respondent's answer and the responses to the
622 commission's requests for information, and the complainant's
623 comments, if any, to the respondent's answer and information
624 responses. The executive director or the executive director's designee
625 shall send notice of any action taken pursuant to the case assessment

626 review in accordance with section 46a-86a. For any complaint dismissed
627 pursuant to this subsection, the executive director or the executive
628 director's designee shall issue a release of jurisdiction allowing the
629 complainant to bring a civil action under section 46a-100. This
630 subsection and subsection (e) of this section shall not apply to any
631 complaint alleging a violation of section 46a-64c or 46a-81e or section 11
632 of this act. The executive director shall report the results of the case
633 assessment reviews made pursuant to this subsection to the commission
634 quarterly during each year.

635 Sec. 18. Subdivision (2) of subsection (g) of section 46a-83 of the
636 general statutes is repealed and the following is substituted in lieu
637 thereof (*Effective October 1, 2023*):

638 (2) If the investigator makes a finding that there is reasonable cause
639 to believe that a violation of section 46a-64c or section 11 of this act has
640 occurred, the complainant and the respondent shall have twenty days
641 from sending of the reasonable cause finding to elect a civil action in lieu
642 of an administrative hearing pursuant to section 46a-84. If either the
643 complainant or the respondent requests a civil action, the commission,
644 through the Attorney General or a commission legal counsel, shall
645 commence an action pursuant to subsection (b) of section 46a-89, not
646 later than ninety days after the date of receipt of the notice of election. If
647 the Attorney General or a commission legal counsel believes that
648 injunctive relief, punitive damages or a civil penalty would be
649 appropriate, such relief, damages or penalty may also be sought. The
650 jurisdiction of the Superior Court in an action brought under this
651 subdivision shall be limited to such claims, counterclaims, defenses or
652 the like that could be presented at an administrative hearing before the
653 commission, had the complaint remained with the commission for
654 disposition. A complainant may intervene as a matter of right in a civil
655 action without permission of the court or the parties. If the Attorney
656 General or commission legal counsel, as the case may be, determines
657 that the interests of the state will not be adversely affected, the
658 complainant or attorney for the complainant shall present all or part of
659 the case in support of the complaint. If the Attorney General or a

660 commission legal counsel determines that a material mistake of law or
661 fact has been made in the finding of reasonable cause, the Attorney
662 General or a commission legal counsel may decline to bring a civil action
663 and shall remand the file to the investigator for further action. The
664 investigator shall complete any such action not later than ninety days
665 after receipt of such file.

666 Sec. 19. Subsection (c) of section 46a-86 of the general statutes is
667 repealed and the following is substituted in lieu thereof (*Effective October*
668 *1, 2023*):

669 (c) In addition to any other action taken under this section, upon a
670 finding of a discriminatory practice prohibited by section 46a-58, 46a-
671 59, 46a-64, 46a-64c, 46a-81b, 46a-81d or 46a-81e or section 11 of this act,
672 the presiding officer shall determine the damage suffered by the
673 complainant, which damage shall include, but not be limited to, the
674 expense incurred by the complainant for obtaining alternate housing or
675 space, storage of goods and effects, moving costs and other costs
676 actually incurred by the complainant as a result of such discriminatory
677 practice and shall allow reasonable attorney's fees and costs. The
678 amount of attorney's fees allowed shall not be contingent upon the
679 amount of damages requested by or awarded to the complainant.

680 Sec. 20. Subdivision (1) of subsection (b) of section 46a-89 of the
681 general statutes is repealed and the following is substituted in lieu
682 thereof (*Effective October 1, 2023*):

683 (b) (1) Whenever a complaint filed pursuant to section 46a-82, as
684 amended by this act, alleges a violation of section 46a-64, 46a-64c, 46a-
685 81d or 46a-81e or section 11 of this act, and the commission believes that
686 injunctive relief is required or that the imposition of punitive damages
687 or a civil penalty would be appropriate, the commission may bring a
688 petition in the superior court for the judicial district in which the
689 discriminatory practice which is the subject of the complaint occurred
690 or the judicial district in which the respondent resides.

691 Sec. 21. Subsection (b) of section 46a-90a of the general statutes is

692 repealed and the following is substituted in lieu thereof (*Effective October*
693 *1, 2023*):

694 (b) When the presiding officer finds that the respondent has engaged
695 in any discriminatory practice prohibited by section 46a-60, 46a-64, 46a-
696 64c, 46a-81c, 46a-81d or 46a-81e or section 11 of this act and grants relief
697 on the complaint, requiring that a temporary injunction remain in effect,
698 the executive director may, through the procedure outlined in
699 subsection (a) of section 46a-95, petition the court which granted the
700 original temporary injunction to make the injunction permanent.

701 Sec. 22. Section 46a-98a of the general statutes is repealed and the
702 following is substituted in lieu thereof (*Effective October 1, 2023*):

703 Any person claiming to be aggrieved by a violation of section 46a-64c
704 or 46a-81e or section 11 of this act or by a breach of a conciliation
705 agreement entered into pursuant to this chapter, may bring an action in
706 the Superior Court, or the housing session of said court if appropriate
707 within one year of the date of the alleged discriminatory practice or of a
708 breach of a conciliation agreement entered into pursuant to this chapter.
709 No action pursuant to this section may be brought in the Superior Court
710 regarding the alleged discriminatory practice after the commission has
711 obtained a conciliation agreement pursuant to section 46a-83, as
712 amended by this act, or commenced a hearing pursuant to section 46a-
713 84, except for an action to enforce the conciliation agreement. The court
714 shall have the power to grant relief, by injunction or otherwise, as it
715 deems just and suitable. The court may grant any relief which a
716 presiding officer may grant in a proceeding under section 46a-86, as
717 amended by this act, or which the court may grant in a proceeding
718 under section 46a-89, as amended by this act. The commission, through
719 commission legal counsel or the Attorney General, may intervene as a
720 matter of right in any action brought pursuant to this section without
721 permission of the court or the parties.

722 Sec. 23. (NEW) (*Effective October 1, 2023*) (a) There shall be an Office
723 of Responsible Growth within the Intergovernmental Policy Division of

724 the Office of Policy and Management.

725 (b) The Office of Responsible Growth shall be responsible for the
726 following:

727 (1) Preparing the state plan of conservation and development
728 pursuant to chapters 297 and 297a of the general statutes;

729 (2) Reviewing state agency plans, projects and bonding requests for
730 consistency with the state plan of conservation and development;

731 (3) Coordinating the administration of the Connecticut
732 Environmental Policy Act, as set forth in sections 22a-1 to 22a-1h,
733 inclusive, of the general statutes;

734 (4) Facilitating interagency coordination in matters involving land
735 and water resources and infrastructure improvements;

736 (5) Providing staff support to the Connecticut Water Planning
737 Council;

738 (6) Coordinating the neighborhood revitalization zone program, as
739 provided in sections 7-600 to 7-602, inclusive, of the general statutes;

740 (7) Assisting the Chief Data Officer of the state with oversight of state-
741 wide geographic information system data and resources, and
742 participating in the geographic information system user-to-user
743 network to develop geographic information system data standards and
744 initiatives;

745 (8) Providing staff support to the Advisory Commission on
746 Intergovernmental Relations;

747 (9) Serving as the state liaison to the state's regional councils of
748 governments;

749 (10) Administering responsible growth and transit-oriented
750 development and regional performance incentive grant programs; and

751 (11) Preparing the public investment community index annually.

752 (c) The Secretary of the Office of Policy and Management shall
753 designate a member of the secretary's staff to serve as the State
754 Responsible Growth Coordinator.

755 (d) The secretary shall adopt regulations, in accordance with the
756 provisions of chapter 54 of the general statutes, to carry out the purposes
757 of this section.

758 Sec. 24. Section 8-30j of the general statutes is repealed and the
759 following is substituted in lieu thereof (*Effective October 1, 2023*):

760 (a) As used in this section:

761 (1) "Plan to affirmatively further fair housing" means a plan designed
762 to (A) develop additional affordable housing, (B) overcome patterns of
763 segregation, (C) promote equity in housing and related community
764 assets, and (D) foster inclusive communities free from barriers that
765 restrict access to opportunity based on protected characteristics;

766 (2) "Equity" means the consistent and systematic fair, just and
767 nondiscriminatory treatment of all individuals, regardless of protected
768 characteristics, including concerted actions to overcome past
769 discrimination against underserved communities that have been denied
770 equal opportunity or otherwise adversely affected because of their
771 protected characteristics by public and private policies and practices
772 that have perpetuated inequality, segregation and poverty;

773 (3) "Segregation" means a condition within a geographic area in
774 which there is a significant concentration of persons of a particular race,
775 color, religion, sex, including sexual orientation, gender identity, and
776 nonconformance with gender stereotypes, familial status, national
777 origin, or having a disability or a type of disability, in such geographic
778 area when compared to a different or broader geographic area; and

779 (4) "Coordinator" means the State Responsible Growth Coordinator
780 of the Office of Responsible Growth within the Office of Policy and

781 Management.

782 [(a)] ~~(b)~~ [(1) Not later than June 1, 2022, and at least once every five
783 years thereafter] Commencing June 1, 2024, each municipality, in
784 consultation with the State Responsible Growth Coordinator, shall
785 prepare or amend and adopt [an affordable housing plan for the
786 municipality] a plan to affirmatively further fair housing for the
787 municipality not later than the plan date set in accordance with a
788 schedule prescribed by the coordinator, and at least once every five
789 years thereafter, and shall submit a copy of such plan to the [Secretary
790 of the Office of Policy and Management] coordinator upon the
791 amendment or adoption of such plan. Such plan shall be subject to the
792 approval of the coordinator and shall specify how the municipality
793 intends to [increase the number of affordable housing developments in
794 the municipality] meet the goals of the plan.

795 [(2) If, at the same time the municipality is required to submit to the
796 Secretary of the Office of Policy and Management an affordable housing
797 plan pursuant to subdivision (1) of this subsection, the municipality is
798 also required to submit to the secretary a plan of conservation and
799 development pursuant to section 8-23, such affordable housing plan
800 may be included as part of such plan of conservation and development.
801 The municipality may, to coincide with its submission to the secretary
802 of a plan of conservation and development, submit to the secretary an
803 affordable housing plan early, provided the municipality's next such
804 submission of an affordable housing plan shall be five years thereafter.]

805 (c) Not later than January 1, 2024, the coordinator shall develop and
806 make available a data set for each municipality concerning such
807 municipality's demographic information, including trends in such
808 information, related to segregation.

809 [(b)] ~~(d)~~ The municipality may hold public informational meetings or
810 organize other activities to inform residents about the process of
811 preparing the plan and shall post a copy of any draft plan or amendment
812 to such plan on the Internet web site of the municipality. If the

813 municipality holds a public hearing, such posting shall occur at least
814 thirty-five days prior to the public hearing. After adoption of the plan,
815 the municipality shall file the final plan in the office of the town clerk of
816 such municipality and post the plan on the Internet web site of the
817 municipality.

818 [(c) Following adoption, the municipality shall regularly review and
819 maintain such plan. The municipality may adopt such geographical,
820 functional or other amendments to the plan or parts of the plan, in
821 accordance with the provisions of this section, as it deems necessary. If
822 the municipality fails to amend and submit to the Secretary of the Office
823 of Policy and Management such plan every five years, the chief elected
824 official of the municipality shall submit a letter to the secretary that (1)
825 explains why such plan was not amended, and (2) designates a date by
826 which an amended plan shall be submitted.]

827 (e) Not later than December 1, 2024, and annually thereafter, each
828 municipality shall submit to the Office of Responsible Growth within
829 the Office of Policy and Management a sworn statement from the chief
830 executive officer of the municipality stating that the municipality is in
831 compliance with the plan adopted by such municipality under
832 subsection (b) of this section. On and after December 1, 2024, a
833 municipality that fails to comply with the requirements of this
834 subsection or subsection (b) of this section shall be ineligible for
835 discretionary state funding unless such prohibition is expressly waived
836 by the Secretary of the Office of Policy and Management.

837 Sec. 25. (*Effective from passage*) (a) There is established a task force to
838 create an inventory of existing sewer capacity in the state and a plan to
839 expand such sewer capacity in accordance with the state plan of
840 conservation and development adopted pursuant to chapter 297 of the
841 general statutes.

842 (b) The task force shall consist of the following members:

843 (1) Two appointed by the speaker of the House of Representatives;

- 844 (2) Two appointed by the president pro tempore of the Senate;
- 845 (3) One appointed by the majority leader of the House of
846 Representatives;
- 847 (4) One appointed by the majority leader of the Senate;
- 848 (5) One appointed by the minority leader of the House of
849 Representatives;
- 850 (6) One appointed by the minority leader of the Senate;
- 851 (7) The Commissioner of Energy and Environmental Protection, or
852 the commissioner's designee;
- 853 (8) The Commissioner of Public Health, or the commissioner's
854 designee; and
- 855 (9) The Commissioner of Economic and Community Development,
856 or the commissioner's designee.
- 857 (c) Any member of the task force appointed under subdivision (1),
858 (2), (3), (4), (5) or (6) of subsection (b) of this section may be a member
859 of the General Assembly.
- 860 (d) All initial appointments to the task force shall be made not later
861 than thirty days after the effective date of this section. Any vacancy shall
862 be filled by the appointing authority.
- 863 (e) The speaker of the House of Representatives and the president pro
864 tempore of the Senate shall select the chairpersons of the task force from
865 among the members of the task force. Such chairpersons shall schedule
866 the first meeting of the task force, which shall be held not later than sixty
867 days after the effective date of this section.
- 868 (f) The administrative staff of the joint standing committee of the
869 General Assembly having cognizance of matters relating to planning
870 and development shall serve as administrative staff of the task force.

871 (g) Not later than January 1, 2024, the task force shall submit a report
872 on its findings and recommendations to the joint standing committee of
873 the General Assembly having cognizance of matters relating to planning
874 and development, in accordance with the provisions of section 11-4a of
875 the general statutes. The task force shall terminate on the date that it
876 submits such report or January 1, 2024, whichever is later.

877 Sec. 26. Subsections (a) to (l), inclusive, of section 8-30g of the general
878 statutes are repealed and the following is substituted in lieu thereof
879 (*Effective October 1, 2023*):

880 (a) As used in this section and section 8-30j, as amended by this act:

881 (1) "Affordable housing development" means a proposed housing
882 development [which] that is (A) assisted housing, or (B) a set-aside
883 development;

884 (2) "Affordable housing application" means any application made to
885 a commission in connection with an affordable housing development by
886 a person who proposes to develop such affordable housing;

887 (3) "As of right" means able to be approved in accordance with the
888 terms of a zoning regulation or regulations and without requiring that
889 a public hearing be held, a variance, special permit or special exception
890 be granted or some other discretionary zoning action be taken, other
891 than a determination that a site plan is in conformance with applicable
892 zoning regulations;

893 [(3)] (4) "Assisted housing" means housing [which] that is receiving,
894 or will receive, financial assistance under any governmental program
895 for the construction or substantial rehabilitation of low and moderate
896 income housing, and any housing occupied by persons receiving rental
897 assistance under chapter 319uu or Section 1437f of Title 42 of the United
898 States Code;

899 [(4)] (5) "Commission" means a zoning commission, planning
900 commission, planning and zoning commission, zoning board of appeals

901 or municipal agency exercising zoning or planning authority;

902 (6) "Commissioner" means the Commissioner of Housing;

903 (7) "Median income" means, after adjustments for family size, the
904 lesser of the state median income or the area median income for the area
905 in which the municipality containing the affordable housing
906 development is located, as determined by the United States Department
907 of Housing and Urban Development;

908 (8) "Middle housing" means duplexes, triplexes, quadplexes, cottage
909 clusters and townhouses;

910 [(5)] (9) "Municipality" means any town, city or borough, whether
911 consolidated or unconsolidated; and

912 [(6)] (10) "Set-aside development" means a development in which not
913 less than thirty per cent of the dwelling units will be conveyed by deeds
914 containing covenants or restrictions which shall require that, for at least
915 forty years after the initial occupation of the proposed development,
916 such dwelling units shall be sold or rented at, or below, prices which
917 will preserve the units as housing for which persons and families pay
918 thirty per cent or less of their annual income, where such income is less
919 than or equal to eighty per cent of the median income. In a set-aside
920 development, of the dwelling units conveyed by deeds containing
921 covenants or restrictions, a number of dwelling units equal to not less
922 than fifteen per cent of all dwelling units in the development shall be
923 sold or rented to persons and families whose income is less than or equal
924 to sixty per cent of the median income and the remainder of the dwelling
925 units conveyed by deeds containing covenants or restrictions shall be
926 sold or rented to persons and families whose income is less than or equal
927 to eighty per cent of the median income. [;]

928 [(7)] "Median income" means, after adjustments for family size, the
929 lesser of the state median income or the area median income for the area
930 in which the municipality containing the affordable housing
931 development is located, as determined by the United States Department

932 of Housing and Urban Development; and

933 (8) "Commissioner" means the Commissioner of Housing.]

934 (b) (1) Any person filing an affordable housing application with a
935 commission shall submit, as part of the application, an affordability plan
936 which shall include at least the following: (A) Designation of the person,
937 entity or agency that will be responsible for the duration of any
938 affordability restrictions, for the administration of the affordability plan
939 and its compliance with the income limits and sale price or rental
940 restrictions of this chapter; (B) an affirmative fair housing marketing
941 plan governing the sale or rental of all dwelling units; (C) a sample
942 calculation of the maximum sales prices or rents of the intended
943 affordable dwelling units; (D) a description of the projected sequence in
944 which, within a set-aside development, the affordable dwelling units
945 will be built and offered for occupancy and the general location of such
946 units within the proposed development; and (E) draft zoning
947 regulations, conditions of approvals, deeds, restrictive covenants or
948 lease provisions that will govern the affordable dwelling units.

949 (2) The commissioner shall, within available appropriations, adopt
950 regulations pursuant to chapter 54 regarding the affordability plan.
951 Such regulations may include additional criteria for preparing an
952 affordability plan and shall include: (A) A formula for determining rent
953 levels and sale prices, including establishing maximum allowable down
954 payments to be used in the calculation of maximum allowable sales
955 prices; (B) a clarification of the costs that are to be included when
956 calculating maximum allowed rents and sale prices; (C) a clarification
957 as to how family size and bedroom counts are to be equated in
958 establishing maximum rental and sale prices for the affordable units;
959 and (D) a listing of the considerations to be included in the computation
960 of income under this section.

961 (c) Any commission, by regulation, may require that an affordable
962 housing application seeking a change of zone include the submission of
963 a conceptual site plan describing the proposed development's total

964 number of residential units and their arrangement on the property and
965 the proposed development's roads and traffic circulation, sewage
966 disposal and water supply.

967 (d) For any affordable dwelling unit that is rented as part of a set-
968 aside development, if the maximum monthly housing cost, as calculated
969 in accordance with subdivision [(6)] (10) of subsection (a) of this section,
970 would exceed one hundred per cent of the Section 8 fair market rent as
971 determined by the United States Department of Housing and Urban
972 Development, in the case of units set aside for persons and families
973 whose income is less than or equal to sixty per cent of the median
974 income, then such maximum monthly housing cost shall not exceed one
975 hundred per cent of said Section 8 fair market rent. If the maximum
976 monthly housing cost, as calculated in accordance with subdivision [(6)]
977 (10) of subsection (a) of this section, would exceed one hundred twenty
978 per cent of the Section 8 fair market rent, as determined by the United
979 States Department of Housing and Urban Development, in the case of
980 units set aside for persons and families whose income is less than or
981 equal to eighty per cent of the median income, then such maximum
982 monthly housing cost shall not exceed one hundred twenty per cent of
983 such Section 8 fair market rent.

984 (e) For any affordable dwelling unit that is rented [in order] to comply
985 with the requirements of a set-aside development, no person shall
986 impose on a prospective tenant who is receiving governmental rental
987 assistance a maximum percentage-of-income-for-housing requirement
988 that is more restrictive than the requirement, if any, imposed by such
989 governmental assistance program.

990 (f) Except as provided in subsections (k) and (l) of this section, any
991 person whose affordable housing application is denied, or is approved
992 with restrictions [which] that have a substantial adverse impact on the
993 viability of the affordable housing development or the degree of
994 affordability of the affordable dwelling units in a set-aside
995 development, may appeal such decision pursuant to the procedures of
996 this section. Such appeal shall be filed within the time period for filing

997 appeals as set forth in section 8-8, 8-9, 8-28 or 8-30a, as applicable, and
998 shall be made returnable to the superior court for the judicial district
999 where the real property which is the subject of the application is located.
1000 Affordable housing appeals, including pretrial motions, shall be heard
1001 by a judge assigned by the Chief Court Administrator to hear such
1002 appeals. To the extent practicable, efforts shall be made to assign such
1003 cases to a small number of judges, sitting in geographically diverse parts
1004 of the state, so that a consistent body of expertise can be developed.
1005 Unless otherwise ordered by the Chief Court Administrator, such
1006 appeals, including pretrial motions, shall be heard by such assigned
1007 judges in the judicial district in which such judge is sitting. Appeals
1008 taken pursuant to this subsection shall be privileged cases to be heard
1009 by the court as soon after the return day as is practicable. Except as
1010 otherwise provided in this section, appeals involving an affordable
1011 housing application shall proceed in conformance with the provisions
1012 of section 8-8, 8-9, 8-28 or 8-30a, as applicable.

1013 (g) Upon an appeal taken under subsection (f) of this section, the
1014 burden shall be on the commission to prove, based upon the evidence
1015 in the record compiled before such commission, that the decision from
1016 which such appeal is taken and the reasons cited for such decision are
1017 supported by sufficient evidence in the record. The commission shall
1018 also have the burden to prove, based upon the evidence in the record
1019 compiled before such commission, that (1) (A) the decision is necessary
1020 to protect substantial public interests in health, safety or other matters
1021 which the commission may legally consider; (B) such public interests
1022 clearly outweigh the need for affordable housing; and (C) such public
1023 interests cannot be protected by reasonable changes to the affordable
1024 housing development, or (2) (A) the application which was the subject
1025 of the decision from which such appeal was taken would locate
1026 affordable housing in an area which is zoned for industrial use and
1027 which does not permit residential uses; and (B) the development is not
1028 assisted housing. If the commission does not satisfy its burden of proof
1029 under this subsection, the court shall wholly or partly revise, modify,
1030 remand or reverse the decision from which the appeal was taken in a

1031 manner consistent with the evidence in the record before it.

1032 (h) Following a decision by a commission to reject an affordable
1033 housing application or to approve an application with restrictions
1034 [which] that have a substantial adverse impact on the viability of the
1035 affordable housing development or the degree of affordability of the
1036 affordable dwelling units, the applicant may, within the period for filing
1037 an appeal of such decision, submit to the commission a proposed
1038 modification of its proposal responding to some or all of the objections
1039 or restrictions articulated by the commission, which shall be treated as
1040 an amendment to the original proposal. The day of receipt of such a
1041 modification shall be determined in the same manner as the day of
1042 receipt is determined for an original application. The filing of such a
1043 proposed modification shall stay the period for filing an appeal from the
1044 decision of the commission on the original application. The commission
1045 shall hold a public hearing on the proposed modification if it held a
1046 public hearing on the original application and may hold a public
1047 hearing on the proposed modification if it did not hold a public hearing
1048 on the original application. The commission shall render a decision on
1049 the proposed modification not later than sixty-five days after the receipt
1050 of such proposed modification, provided, if, in connection with a
1051 modification submitted under this subsection, the applicant applies for
1052 a permit for an activity regulated pursuant to sections 22a-36 to 22a-45,
1053 inclusive, and the time for a decision by the commission on such
1054 modification under this subsection would lapse prior to the thirty-fifth
1055 day after a decision by an inland wetlands and watercourses agency, the
1056 time period for decision by the commission on the modification under
1057 this subsection shall be extended to thirty-five days after the decision of
1058 such agency. The commission shall issue notice of its decision as
1059 provided by law. Failure of the commission to render a decision within
1060 said sixty-five days or subsequent extension period permitted by this
1061 subsection shall constitute a rejection of the proposed modification.
1062 Within the time period for filing an appeal on the proposed modification
1063 as set forth in section 8-8, 8-9, 8-28 or 8-30a, as applicable, the applicant
1064 may appeal the commission's decision on the original application and

1065 the proposed modification in the manner set forth in this section.
1066 Nothing in this subsection shall be construed to limit the right of an
1067 applicant to appeal the original decision of the commission in the
1068 manner set forth in this section without submitting a proposed
1069 modification or to limit the issues which may be raised in any appeal
1070 under this section.

1071 (i) Nothing in this section shall be deemed to preclude any right of
1072 appeal under the provisions of section 8-8, 8-9, 8-28 or 8-30a.

1073 (j) A commission or its designated authority shall have, with respect
1074 to compliance of an affordable housing development with the
1075 provisions of this chapter, the same powers and remedies provided to
1076 commissions by section 8-12.

1077 (k) The affordable housing appeals procedure established under this
1078 section shall not be available if the real property which is the subject of
1079 the application is located in a municipality in which at least ten per cent
1080 of all dwelling units in the municipality are (1) assisted housing, (2)
1081 currently financed by Connecticut Housing Finance Authority
1082 mortgages, (3) subject to binding recorded deeds containing covenants
1083 or restrictions which require that such dwelling units be sold or rented
1084 at, or below, prices which will preserve the units as housing for which
1085 persons and families pay thirty per cent or less of income, where such
1086 income is less than or equal to eighty per cent of the median income, (4)
1087 mobile manufactured homes located in mobile manufactured home
1088 parks or legally approved accessory apartments, which homes or
1089 apartments are subject to binding recorded deeds containing covenants
1090 or restrictions which require that such dwelling units be sold or rented
1091 at, or below, prices which will preserve the units as housing for which,
1092 for a period of not less than ten years, persons and families pay thirty
1093 per cent or less of income, where such income is less than or equal to
1094 eighty per cent of the median income, or (5) mobile manufactured
1095 homes located in resident-owned mobile manufactured home parks. For
1096 the purposes of calculating the total number of dwelling units in a
1097 municipality, accessory apartments built or permitted after January 1,

1098 2022, but that are not described in subdivision (4) of this subsection,
1099 shall not be counted toward such total number. The municipalities
1100 meeting the criteria set forth in this subsection shall be listed in the
1101 report submitted under section 8-37qqq. As used in this subsection,
1102 "accessory apartment" has the same meaning as provided in section 8-
1103 1a, and "resident-owned mobile manufactured home park" means a
1104 mobile manufactured home park consisting of mobile manufactured
1105 homes located on land that is deed restricted, and, at the time of issuance
1106 of a loan for the purchase of such land, such loan required seventy-five
1107 per cent of the units to be leased to persons with incomes equal to or less
1108 than eighty per cent of the median income, and either (A) forty per cent
1109 of said seventy-five per cent to be leased to persons with incomes equal
1110 to or less than sixty per cent of the median income, or (B) twenty per
1111 cent of said seventy-five per cent to be leased to persons with incomes
1112 equal to or less than fifty per cent of the median income.

1113 (l) (1) Except as provided in subdivision (2) of this subsection, the
1114 affordable housing appeals procedure established under this section
1115 shall not be applicable to an affordable housing application filed with a
1116 commission during a moratorium, which shall commence after (A) a
1117 certification of affordable housing project completion issued by the
1118 commissioner is published [in the Connecticut Law Journal] on the
1119 eRegulations System, or (B) notice of a provisional approval is
1120 published pursuant to subdivision (4) of this subsection. Any such
1121 moratorium shall be for a period of four years, except that for any
1122 municipality that has (i) twenty thousand or more dwelling units, as
1123 reported in the most recent United States decennial census, and (ii)
1124 previously qualified for a moratorium in accordance with this section,
1125 any subsequent moratorium shall be for a period of five years. Any
1126 moratorium that is in effect on October 1, 2002, is extended by one year.

1127 (2) Such moratorium shall not apply to (A) affordable housing
1128 applications for assisted housing in which ninety-five per cent of the
1129 dwelling units are restricted to persons and families whose income is
1130 less than or equal to sixty per cent of the median income, (B) other
1131 affordable housing applications for assisted housing containing forty or

1132 fewer dwelling units, or (C) affordable housing applications which were
1133 filed with a commission pursuant to this section prior to the date upon
1134 which the moratorium takes effect.

1135 (3) Eligible units completed after a moratorium has begun may be
1136 counted toward establishing eligibility for a subsequent moratorium.

1137 (4) (A) The commissioner shall issue a certificate of affordable
1138 housing project completion for the purposes of this subsection upon
1139 finding that there has been completed within the municipality one or
1140 more affordable housing developments which create housing unit-
1141 equivalent points equal to (i) the greater of two per cent of all dwelling
1142 units in the municipality, as reported in the most recent United States
1143 decennial census, or seventy-five housing unit-equivalent points, or (ii)
1144 for any municipality that has (I) adopted an affordable housing plan in
1145 accordance with section 8-30j, as amended by this act, (II) twenty
1146 thousand or more dwelling units, as reported in the most recent United
1147 States decennial census, and (III) previously qualified for a moratorium
1148 in accordance with this section, one and one-half per cent of all dwelling
1149 units in the municipality, as reported in the most recent United States
1150 decennial census.

1151 (B) A municipality may apply for a certificate of affordable housing
1152 project completion pursuant to this subsection by applying in writing to
1153 the commissioner, and including documentation showing that the
1154 municipality has accumulated the required number of points within the
1155 applicable time period. Such documentation shall include the location
1156 of each dwelling unit being counted, the number of points each dwelling
1157 unit has been assigned, and the reason, pursuant to this subsection, for
1158 assigning such points to such dwelling unit. Upon receipt of such
1159 application, the commissioner shall promptly cause a notice of the filing
1160 of the application to be published in the Connecticut Law Journal,
1161 stating that public comment on such application shall be accepted by the
1162 commissioner for a period of thirty days after the publication of such
1163 notice. Not later than ninety days after the receipt of such application,
1164 the commissioner shall either approve or reject such application. Such

1165 approval or rejection shall be accompanied by a written statement of the
1166 reasons for approval or rejection, pursuant to the provisions of this
1167 subsection. If the application is approved, the commissioner shall
1168 promptly cause a certificate of affordable housing project completion to
1169 be published in the Connecticut Law Journal. If the commissioner fails
1170 to either approve or reject the application within such ninety-day
1171 period, such application shall be deemed provisionally approved, and
1172 the municipality may cause notice of such provisional approval to be
1173 published in a conspicuous manner in a daily newspaper having general
1174 circulation in the municipality, in which case, such moratorium shall
1175 take effect upon such publication. The municipality shall send a copy of
1176 such notice to the commissioner. Such provisional approval shall
1177 remain in effect unless the commissioner subsequently acts upon and
1178 rejects the application, in which case the moratorium shall terminate
1179 upon notice to the municipality by the commissioner.

1180 (5) For the purposes of this subsection, "elderly units" are dwelling
1181 units whose occupancy is restricted by age, "family units" are dwelling
1182 units whose occupancy is not restricted by age, and "resident-owned
1183 mobile manufactured home park" has the same meaning as provided in
1184 subsection (k) of this section.

1185 (6) For the purposes of this subsection, housing unit-equivalent
1186 points shall be determined by the commissioner as follows: (A) No
1187 points shall be awarded for a unit unless its occupancy is restricted to
1188 persons and families whose income is equal to or less than eighty per
1189 cent of the median income, except that unrestricted units in a set-aside
1190 development shall be awarded one-fourth point each. (B) Family units
1191 restricted to persons and families whose income is equal to or less than
1192 eighty per cent of the median income shall be awarded one point if an
1193 ownership unit and one and one-half points if a rental unit. (C) Family
1194 units restricted to persons and families whose income is equal to or less
1195 than sixty per cent of the median income shall be awarded one and one-
1196 half points if an ownership unit and two points if a rental unit. (D)
1197 Family units restricted to persons and families whose income is equal to
1198 or less than forty per cent of the median income shall be awarded two

1199 points if an ownership unit and two and one-half points if a rental unit.
1200 (E) Elderly units restricted to persons and families whose income is
1201 equal to or less than eighty per cent of the median income shall be
1202 awarded one-half point. (F) A set-aside development containing family
1203 units which are rental units shall be awarded additional points equal to
1204 twenty-two per cent of the total points awarded to such development,
1205 provided the application for such development was filed with the
1206 commission prior to July 6, 1995. (G) A mobile manufactured home in a
1207 resident-owned mobile manufactured home park shall be awarded
1208 points as follows: One and one-half points when occupied by persons
1209 and families with an income equal to or less than eighty per cent of the
1210 median income; two points when occupied by persons and families with
1211 an income equal to or less than sixty per cent of the median income; and
1212 one-fourth point for the remaining units. (H) A middle housing unit
1213 developed as of right within one-quarter mile of any transit district
1214 established pursuant to chapter 103a shall be awarded one-half point.

1215 (7) Points shall be awarded only for dwelling units which (A) were
1216 newly-constructed units in an affordable housing development, as that
1217 term was defined at the time of the affordable housing application, for
1218 which a certificate of occupancy was issued after July 1, 1990, (B) were
1219 newly subjected after July 1, 1990, to deeds containing covenants or
1220 restrictions which require that, for at least the duration required by
1221 subsection (a) of this section for set-aside developments on the date
1222 when such covenants or restrictions took effect, such dwelling units
1223 shall be sold or rented at, or below, prices which will preserve the units
1224 as affordable housing for persons or families whose income does not
1225 exceed eighty per cent of the median income, or (C) are located in a
1226 resident-owned mobile manufactured home park.

1227 (8) Points shall be subtracted, applying the formula in subdivision (6)
1228 of this subsection, for any affordable dwelling unit which, on or after
1229 July 1, 1990, was affected by any action taken by a municipality which
1230 caused such dwelling unit to cease being counted as an affordable
1231 dwelling unit.

1232 (9) A newly-constructed unit shall be counted toward a moratorium
1233 when it receives a certificate of occupancy. A newly-restricted unit shall
1234 be counted toward a moratorium when its deed restriction takes effect.

1235 (10) The affordable housing appeals procedure shall be applicable to
1236 affordable housing applications filed with a commission after a three-
1237 year moratorium expires, except (A) as otherwise provided in
1238 subsection (k) of this section, or (B) when sufficient unit-equivalent
1239 points have been created within the municipality during one
1240 moratorium to qualify for a subsequent moratorium.

1241 (11) The commissioner shall, within available appropriations, adopt
1242 regulations in accordance with chapter 54 to carry out the purposes of
1243 this subsection. Such regulations shall specify the procedure to be
1244 followed by a municipality to obtain a moratorium, and shall include
1245 the manner in which a municipality is to document the units to be
1246 counted toward a moratorium. A municipality may apply for a
1247 moratorium in accordance with the provisions of this subsection prior
1248 to, as well as after, such regulations are adopted.

1249 Sec. 27. (NEW) (*Effective from passage*) (a) For purposes of this section:

1250 (1) "Commissioner" means the Commissioner of Housing;

1251 (2) "Public housing authority" means any housing authority
1252 established pursuant to chapter 128 of the general statutes;

1253 (3) "Affordable housing programs" means the rental assistance
1254 program, the federal Housing Choice Voucher Program, or any other
1255 program administered by the state that provides rental payment
1256 subsidies for residential dwellings; and

1257 (4) "Common application" means a standardized application form
1258 developed by the commissioner, the Connecticut Housing Finance
1259 Authority and certain public housing authorities for affordable housing
1260 in the state.

1261 (b) The commissioner, in consultation with the Connecticut Housing

1262 Finance Authority and representatives of any public housing authority
1263 located in the state selected by the commissioner, shall develop and
1264 implement a common application for any individual or family seeking
1265 benefits under an affordable housing program in the state not later than
1266 July 1, 2024.

1267 (c) On and after July 1, 2024, any entity in the state that administers
1268 any affordable housing program shall accept a common application
1269 submitted by any individual or family seeking affordable housing.

1270 (d) The commissioner may adopt regulations, in accordance with the
1271 provisions of chapter 54 of the general statutes, to carry out the purposes
1272 of this section.

1273 Sec. 28. (NEW) (*Effective October 1, 2023*) (a) The Commissioner of
1274 Housing, within available appropriations, and in consultation with the
1275 Connecticut Housing Finance Authority and representatives of any
1276 public housing authority in the state selected by the commissioner, shall
1277 establish a program to encourage and recruit owners of rental real
1278 property to accept from prospective tenants any federal Housing Choice
1279 Voucher, rental assistance program certificate, or payment from any
1280 other program administered by the state that provides rental payment
1281 subsidies for residential dwellings. Such program may include, but need
1282 not be limited to, advertisements, community outreach events and
1283 communications to owners of rental real property who utilize other
1284 programs concerning such property administered by the state.

1285 (b) Not later than October 1, 2024, and annually thereafter, the
1286 commissioner shall submit a report concerning (1) the program,
1287 including an analysis of the effectiveness of the program in recruiting
1288 owners of rental real property to accept vouchers, certificates and any
1289 other rental payment subsidies, and (2) the commissioner's
1290 recommendations concerning the program, to the joint standing
1291 committee of the General Assembly having cognizance of matters
1292 relating to housing, in accordance with the provisions of section 11-4a
1293 of the general statutes.

1294 Sec. 29. (*Effective from passage*) (a) The Commissioner of Housing shall,
1295 within available appropriations, conduct a study on methods to
1296 improve the efficiency of processing applications for the rental
1297 assistance program. In conducting the study, the commissioner shall
1298 consider the following:

1299 (1) An analysis of the current processing time for rental assistance
1300 applications, including, but not limited to, relevant inspection timelines;

1301 (2) An assessment of the current application process, including any
1302 barriers or challenges to applicants or rental real property owners;

1303 (3) Recommendations for improving the efficiency of the application
1304 process, including the use of technology and alternative processing
1305 methods; and

1306 (4) An estimate of the cost associated with implementing any
1307 recommended improvements.

1308 (b) Not later than January 1, 2024, the commissioner shall submit a
1309 report on its findings and recommendations to the joint standing
1310 committee of the General Assembly having cognizance of matters
1311 relating to housing, in accordance with the provisions of section 11-4a
1312 of the general statutes. The report shall include the findings of the
1313 commissioner and the commissioner's recommendations for improving
1314 the efficiency of processing applications for the rental assistance
1315 program.

1316 Sec. 30. Section 8-345 of the general statutes is repealed and the
1317 following is substituted in lieu thereof (*Effective October 1, 2023*):

1318 (a) The Commissioner of Housing shall implement and administer a
1319 program of rental assistance for low-income families living in privately-
1320 owned rental housing. For the purposes of this section, a low-income
1321 family is one whose income does not exceed fifty per cent of the median
1322 family income for the area of the state in which such family lives, as
1323 determined by the commissioner.

1324 (b) Housing eligible for participation in the program shall comply
1325 with applicable state and local health, housing, building and safety
1326 codes.

1327 (c) In addition to an element in which rental assistance certificates are
1328 made available to qualified tenants, to be used in eligible housing which
1329 such tenants are able to locate, the program may include a housing
1330 support element in which rental assistance for tenants is linked to
1331 participation by the property owner in other municipal, state or federal
1332 housing repair, rehabilitation or financing programs. The commissioner
1333 shall use rental assistance under this section so as to encourage the
1334 preservation of existing housing and the revitalization of
1335 neighborhoods or the creation of additional rental housing.

1336 (d) The commissioner may designate a portion of the rental assistance
1337 available under the program for tenant-based and project-based
1338 supportive housing units. To the extent practicable rental assistance for
1339 supportive housing shall adhere to the requirements of the federal
1340 Housing Choice Voucher Program, 42 USC 1437f(o), relative to
1341 calculating the tenant's share of the rent to be paid.

1342 (e) The commissioner shall administer the program under this section
1343 to promote housing choice for certificate holders and encourage racial
1344 and economic integration. The commissioner shall affirmatively seek to
1345 expend all funds appropriated for the program on an annual basis. The
1346 commissioner shall establish maximum rent levels for each municipality
1347 in a manner that promotes the use of the program in all municipalities.
1348 Any certificate issued pursuant to this section may be used for housing
1349 in any municipality in the state. The commissioner shall inform
1350 certificate holders that a certificate may be used in any municipality and,
1351 to the extent practicable, the commissioner shall assist certificate holders
1352 in finding housing in the municipality of their choice.

1353 (f) Nothing in this section shall give any person a right to continued
1354 receipt of rental assistance at any time that the program is not funded.

1355 (g) The commissioner shall adopt regulations in accordance with the

1356 provisions of chapter 54 to carry out the purposes of this section. The
1357 regulations shall establish maximum income eligibility guidelines for
1358 such rental assistance and criteria for determining the amount of rental
1359 assistance which shall be provided to eligible families.

1360 (h) Any person aggrieved by a decision of the commissioner or the
1361 commissioner's agent pursuant to the program under this section shall
1362 have the right to a hearing in accordance with the provisions of section
1363 8-37gg.

1364 Sec. 31. (NEW) (*Effective July 1, 2023*) (a) As used in this section:

1365 (1) "Landlord" has the same meaning as provided in section 47a-1 of
1366 the general statutes, as amended by this act;

1367 (2) "Dwelling unit" has the same meaning as provided in section 47a-
1368 1 of the general statutes, as amended by this act;

1369 (3) "Program-eligible tenant" means any person or family that is the
1370 recipient of (A) a rental assistance program certificate issued by the
1371 state, (B) a voucher issued under the federal Housing Choice Voucher
1372 program, or (C) any other form of rental subsidy from the state.

1373 (b) The Commissioner of Housing shall establish a landlord relief
1374 pilot program designed to provide financial assistance to any eligible
1375 landlord in the state for any lost rent such landlord may incur in holding
1376 a dwelling unit for a program-eligible tenant while such tenant seeks
1377 any necessary approval from the state rental assistance program, federal
1378 Housing Choice Voucher program or any other state rental subsidy
1379 provider concerning such tenant's prospective tenancy in the landlord's
1380 dwelling unit. Such financial assistance shall be limited to two months'
1381 rent or ten thousand dollars, whichever is less, and shall be prorated
1382 based on the time between the program-eligible tenant's application for
1383 the dwelling unit and the date upon which such tenant commences a
1384 tenancy in the dwelling unit.

1385 (c) On and after December 1, 2023, the commissioner shall accept

1386 applications, in a form to be specified by the commissioner, from any
1387 landlord for financial assistance under the pilot program. The
1388 commissioner shall exclude from the pilot program any landlord
1389 determined by the commissioner to be in violation of any local housing
1390 code or chapter 830 of the general statutes. The commissioner may
1391 adopt additional eligibility criteria for landlords based on inspections of
1392 a dwelling unit, the amount of rent charged by a landlord, and any other
1393 criteria the commissioner deems appropriate for the administration of
1394 the pilot program.

1395 (d) On or before December 1, 2024, and annually thereafter until
1396 December 31, 2026, the commissioner shall report, in accordance with
1397 the provisions of section 11-4a of the general statutes, to the joint
1398 standing committee of the General Assembly having cognizance of
1399 matters relating to housing (1) analyzing the success of the pilot
1400 program in increasing the number of program-eligible tenants obtaining
1401 tenancy in the state, and (2) recommending whether a permanent
1402 program should be established in the state and, if so, any proposed
1403 legislation for such program.

1404 (h) The pilot program established pursuant to this section shall
1405 terminate on December 31, 2026.

1406 Sec. 32. Section 12-494 of the general statutes is repealed and the
1407 following is substituted in lieu thereof (*Effective July 1, 2023*):

1408 (a) There is imposed a tax on each deed, instrument or writing,
1409 whereby any lands, tenements or other realty is granted, assigned,
1410 transferred or otherwise conveyed to, or vested in, the purchaser, or any
1411 other person by such purchaser's direction, when the consideration for
1412 the interest or property conveyed equals or exceeds two thousand
1413 dollars:

1414 (1) Subject to the provisions of [subsection] subsections (b) and (c) of
1415 this section, at the rate of three-quarters of one per cent of the
1416 consideration for the interest in real property conveyed by such deed,
1417 instrument or writing, the revenue from which shall be remitted by the

1418 town clerk of the municipality in which such tax is paid, not later than
1419 ten days following receipt thereof, to the Commissioner of Revenue
1420 Services for deposit to the credit of the state General Fund, except as
1421 provided in subsection (e) of this section; and

1422 (2) At the rate of one-fourth of one per cent of the consideration for
1423 the interest in real property conveyed by such deed, instrument or
1424 writing, provided the amount imposed under this subdivision shall
1425 become part of the general revenue of the municipality in accordance
1426 with section 12-499.

1427 (b) The rate of tax imposed under subdivision (1) of subsection (a) of
1428 this section shall, in lieu of the rate under said subdivision (1), be
1429 imposed on certain conveyances as follows:

1430 (1) In the case of any conveyance of real property which at the time
1431 of such conveyance is used for any purpose other than residential use,
1432 except unimproved land, the tax under said subdivision (1) shall be
1433 imposed at the rate of one and one-quarter per cent of the consideration
1434 for the interest in real property conveyed;

1435 (2) [In] Except as provided in subsection (c) of this section, in the case
1436 of any conveyance in which the real property conveyed is a residential
1437 estate, including a primary dwelling and any auxiliary housing or
1438 structures, regardless of the number of deeds, instruments or writings
1439 used to convey such residential real estate, for which the consideration
1440 or aggregate consideration, as the case may be, in such conveyance is
1441 eight hundred thousand dollars or more, the tax under said subdivision
1442 (1) shall be imposed:

1443 (A) At the rate of three-quarters of one per cent on that portion of
1444 such consideration up to and including the amount of eight hundred
1445 thousand dollars;

1446 (B) Prior to July 1, 2020, at the rate of one and one-quarter per cent on
1447 that portion of such consideration in excess of eight hundred thousand
1448 dollars; and

1449 (C) On and after July 1, 2020, (i) at the rate of one and one-quarter per
1450 cent on that portion of such consideration in excess of eight hundred
1451 thousand dollars up to and including the amount of two million five
1452 hundred thousand dollars, and (ii) at the rate of two and one-quarter
1453 per cent on that portion of such consideration in excess of two million
1454 five hundred thousand dollars; and

1455 (3) In the case of any conveyance in which real property on which
1456 mortgage payments have been delinquent for not less than six months
1457 is conveyed to a financial institution or its subsidiary that holds such a
1458 delinquent mortgage on such property, the tax under said subdivision
1459 (1) shall be imposed at the rate of three-quarters of one per cent of the
1460 consideration for the interest in real property conveyed. For the
1461 purposes of subdivision (1) of this subsection, "unimproved land"
1462 includes land designated as farm, forest or open space land.

1463 (c) On and after July 1, 2023, for a purchaser that is a business entity
1464 other than a sole proprietorship, limited liability company or limited
1465 partnership, in the case of any conveyance in which the real property
1466 conveyed is a residential estate, including a primary dwelling and any
1467 auxiliary housing or structures, regardless of the number of deeds,
1468 instruments or writings used to convey such residential real estate, the
1469 rate of tax shall, in lieu of the rate under subdivision (1) of subsection (a)
1470 of this section or subdivision (2) of subsection (b) of this section, be
1471 imposed:

1472 (1) At the rate of one per cent on that portion of such consideration
1473 up to and including the amount of eight hundred thousand dollars;

1474 (2) At the rate of one and one-half per cent on that portion of such
1475 consideration in excess of eight hundred thousand dollars up to and
1476 including the amount of two million five hundred thousand dollars; and

1477 (3) At the rate of two and one-half per cent on that portion of such
1478 consideration in excess of two million five hundred thousand dollars.

1479 [(c)] (d) In addition to the tax imposed under subsection (a) of this

1480 section, any targeted investment community, as defined in section 32-
1481 222, or any municipality in which properties designated as
1482 manufacturing plants under section 32-75c are located, may, on or after
1483 March 15, 2003, impose an additional tax on each deed, instrument or
1484 writing, whereby any lands, tenements or other realty is granted,
1485 assigned, transferred or otherwise conveyed to, or vested in, the
1486 purchaser, or any other person by [his] such purchaser's direction, when
1487 the consideration for the interest or property conveyed equals or
1488 exceeds two thousand dollars, which additional tax shall be at a rate of
1489 up to one-fourth of one per cent of the consideration for the interest in
1490 real property conveyed by such deed, instrument or writing. The
1491 revenue from such additional tax shall become part of the general
1492 revenue of the municipality in accordance with section 12-499.

1493 (e) On and after July 1, 2023, the Comptroller shall transfer from the
1494 General Fund to the Housing Trust Fund established under section 8-
1495 3360, as amended by this act, any revenue received by the state each
1496 fiscal year in excess of one hundred eighty million dollars from the tax
1497 imposed under subsections (a) to (c), inclusive, of this section. On and
1498 after July 1, 2024, the threshold amount shall be adjusted annually by
1499 the percentage increase in inflation. As used in this subdivision,
1500 "increase in inflation" means the increase in the consumer price index
1501 for all urban consumers during the preceding calendar year, calculated
1502 on a December over December basis, using data reported by the United
1503 States Bureau of Labor Statistics.

1504 Sec. 33. Section 12-498 of the general statutes is repealed and the
1505 following is substituted in lieu thereof (*Effective July 1, 2023*):

1506 (a) The tax imposed by section 12-494, as amended by this act, shall
1507 not apply to:

1508 (1) Deeds [which] that this state is prohibited from taxing under the
1509 Constitution or laws of the United States;

1510 (2) Deeds [which] that secure a debt or other obligation;

1511 (3) Deeds to which this state or any of its political subdivisions or its
1512 or their respective agencies is a party;

1513 (4) Tax deeds;

1514 (5) Deeds of release of property [which] that is security for a debt or
1515 other obligation;

1516 (6) Deeds of partition;

1517 (7) Deeds made pursuant to mergers of corporations;

1518 (8) Deeds made by a subsidiary corporation to its parent corporation
1519 for no consideration other than the cancellation or surrender of the
1520 subsidiary's stock;

1521 (9) Deeds made pursuant to a decree of the Superior Court under
1522 section 46b-81, 49-24 or 52-495 or pursuant to a judgment of foreclosure
1523 by market sale under section 49-24 or pursuant to a judgment of loss
1524 mitigation under section 49-30t or 49-30u;

1525 (10) Deeds, when the consideration for the interest or property
1526 conveyed is less than two thousand dollars;

1527 (11) Deeds between affiliated corporations, provided both of such
1528 corporations are exempt from taxation pursuant to paragraph (2), (3) or
1529 (25) of Section 501(c) of the Internal Revenue Code of 1986, or any
1530 subsequent corresponding internal revenue code of the United States,
1531 as amended from time to time;

1532 (12) Deeds made by a corporation [which] that is exempt from
1533 taxation pursuant to paragraph (3) of Section 501(c) of the Internal
1534 Revenue Code of 1986, or any subsequent corresponding internal
1535 revenue code of the United States, as amended from time to time, to any
1536 corporation which is exempt from taxation pursuant to said paragraph
1537 (3) of said Section 501(c);

1538 (13) Deeds made to any nonprofit organization [which] that is

1539 organized for the purpose of holding undeveloped land in trust for
1540 conservation or recreation purposes;

1541 (14) Deeds between spouses;

1542 (15) Deeds of property for the Adriaen's Landing site or the stadium
1543 facility site, for purposes of the overall project, each as defined in section
1544 32-651;

1545 (16) Land transfers made on or after July 1, 1998, to a water company,
1546 as defined in section 16-1, provided the land is classified as class I or
1547 class II land, as defined in section 25-37c, after such transfer;

1548 (17) Transfers or conveyances to effectuate a mere change of identity
1549 or form of ownership or organization, where there is no change in
1550 beneficial ownership;

1551 (18) Conveyances of residential property [which] that occur not later
1552 than six months after the date on which the property was previously
1553 conveyed to the transferor if the transferor is (A) an employer [which]
1554 that acquired the property from an employee pursuant to an employee
1555 relocation plan, or (B) an entity in the business of purchasing and selling
1556 residential property of employees who are being relocated pursuant to
1557 such a plan;

1558 (19) Deeds in lieu of foreclosure that transfer the transferor's principal
1559 residence;

1560 (20) Any instrument that transfers the transferor's principal residence
1561 where the gross purchase price is insufficient to pay the sum of (A)
1562 mortgages encumbering the property transferred, and (B) any real
1563 property taxes and municipal utility or other charges for which the
1564 municipality may place a lien on the property and [which] that have
1565 priority over the mortgages encumbering the property transferred;
1566 [and]

1567 (21) Deeds that transfer the transferor's principal residence, where
1568 such residence has a concrete foundation that has deteriorated due to

1569 the presence of pyrrhotite and such transferor has obtained a written
1570 evaluation from a professional engineer licensed pursuant to chapter
1571 391 indicating that the foundation of such residence was made with
1572 defective concrete. The exemption authorized under this subdivision
1573 shall (A) apply to the first transfer of such residence after such written
1574 evaluation has been obtained, and (B) not be available to a transferor
1575 who has received financial assistance to repair or replace such
1576 foundation from the Crumbling Foundations Assistance Fund
1577 established under section 8-441; and

1578 (22) Deeds of property with dwelling units where all such units are
1579 deed restricted as affordable housing, as defined in section 8-39a. For
1580 deeds of property with dwelling units where a portion of such units are
1581 subject to such deed restrictions, the exemption authorized under this
1582 subdivision shall apply only with respect to the dwelling units subject
1583 to such deed restrictions and such exemption shall be reduced
1584 proportionally based on the number of units not subject to such deed
1585 restrictions.

1586 (b) The tax imposed by subdivision (1) of subsection (a) of section 12-
1587 494, as amended by this act, shall not apply to:

1588 (1) Deeds of the principal residence of any person approved for
1589 assistance under section 12-129b or 12-170aa for the current assessment
1590 year of the municipality in which such person resides or to any such
1591 transfer [which] that occurs within fifteen months of the completion of
1592 any municipal assessment year for which such person qualified for such
1593 assistance;

1594 (2) Deeds of property located in an area designated as an enterprise
1595 zone in accordance with section 32-70; and

1596 (3) Deeds of property located in an entertainment district designated
1597 under section 32-76 or established under section 2 of public act 93-311.

1598 Sec. 34. Section 8-3360 of the general statutes is repealed and the
1599 following is substituted in lieu thereof (*Effective July 1, 2023*):

1600 (a) There is established the "Housing Trust Fund" which shall be a
1601 nonlapsing fund held by the Treasurer separate and apart from all other
1602 moneys, funds and accounts. The following funds shall be deposited in
1603 the fund in addition to any moneys required by law to be deposited in
1604 the fund: (1) Proceeds of bonds authorized by section 8-336n and section
1605 35 of this act; (2) all moneys received in return for financial assistance
1606 awarded from the Housing Trust Fund pursuant to the Housing Trust
1607 Fund program established under section 8-336p; (3) all private
1608 contributions received pursuant to section 8-336p; and (4) to the extent
1609 not otherwise prohibited by state or federal law, any local, state or
1610 federal funds received pursuant to section 8-336p. Investment earnings
1611 credited to the assets of said fund shall become part of the assets of said
1612 fund. The Treasurer shall invest the moneys held by the Housing Trust
1613 Fund subject to use for financial assistance under the Housing Trust
1614 Fund program.

1615 (b) Any moneys held in the Housing Trust Fund may, pending the
1616 use or application of the proceeds thereof for an authorized purpose, be
1617 (1) invested and reinvested in such obligations, securities and
1618 investments as are set forth in subsection (f) of section 3-20, in
1619 participation certificates in the Short Term Investment Fund created
1620 under sections 3-27a and 3-27f and in participation certificates or
1621 securities of the Tax-Exempt Proceeds Fund created under section 3-24a,
1622 (2) deposited or redeposited in such bank or banks at the direction of
1623 the Treasurer, or (3) invested in participation units in the combined
1624 investment funds, as defined in section 3-31b. Unless otherwise
1625 provided pursuant to subsection (c) of this section, proceeds from
1626 investments authorized by this subsection shall be credited to the
1627 Housing Trust Fund.

1628 (c) The moneys of the Housing Trust Fund shall be used to fund the
1629 Housing Trust Fund program established under section 8-336p and for
1630 the purposes set forth in subsection (b) of section 35 of this act, and are
1631 in addition to any other resources available from state, federal or other
1632 entities that support the program goals established in [said] section 8-
1633 336p.

1634 Sec. 35. (NEW) (*Effective July 1, 2023*) (a) For the purposes described
1635 in subsection (b) of this section, the State Bond Commission shall have
1636 the power from time to time to authorize the issuance of bonds of the
1637 state in one or more series and in principal amounts not exceeding in
1638 the aggregate seventy-five million dollars.

1639 (b) The proceeds of the sale of such bonds, to the extent of the amount
1640 stated in subsection (a) of this section, shall be used by the Department
1641 of Housing for the purpose of providing grants-in-aid for construction
1642 and renovation costs for the conversion of hotels, malls and office
1643 buildings to multifamily dwellings in nondistressed municipalities.

1644 (c) All provisions of section 3-20 of the general statutes, or the exercise
1645 of any right or power granted thereby, that are not inconsistent with the
1646 provisions of this section are hereby adopted and shall apply to all
1647 bonds authorized by the State Bond Commission pursuant to this
1648 section. Temporary notes in anticipation of the money to be derived
1649 from the sale of any such bonds so authorized may be issued in
1650 accordance with section 3-20 of the general statutes and from time to
1651 time renewed. Such bonds shall mature at such time or times not
1652 exceeding twenty years from their respective dates as may be provided
1653 in or pursuant to the resolution or resolutions of the State Bond
1654 Commission authorizing such bonds. None of such bonds shall be
1655 authorized except upon a finding by the State Bond Commission that
1656 there has been filed with it a request for such authorization that is signed
1657 by or on behalf of the Secretary of the Office of Policy and Management
1658 and states such terms and conditions as said commission, in its
1659 discretion, may require. Such bonds issued pursuant to this section shall
1660 be general obligations of the state and the full faith and credit of the state
1661 of Connecticut are pledged for the payment of the principal of and
1662 interest on such bonds as the same become due, and accordingly and as
1663 part of the contract of the state with the holders of such bonds,
1664 appropriation of all amounts necessary for punctual payment of such
1665 principal and interest is hereby made, and the State Treasurer shall pay
1666 such principal and interest as the same become due.

1667 Sec. 36. (*Effective July 1, 2023*) The sum of twenty million dollars is
1668 appropriated to the Department of Housing from the General Fund, for
1669 the fiscal years ending June 30, 2024, and June 30, 2025, for Coordinated
1670 Access Networks.

1671 Sec. 37. (*Effective July 1, 2023*) The sum of ____ dollars is appropriated
1672 to the Department of Housing from the General Fund, for the fiscal
1673 years ending June 30, 2024, and June 30, 2025, for the rental assistance
1674 program.

1675 Sec. 38. (*Effective July 1, 2023*) The sum of two million dollars is
1676 appropriated to the Department of Housing from the General Fund, for
1677 the fiscal years ending June 30, 2024, and June 30, 2025, for the 2-1-1
1678 program.

1679 Sec. 39. (*Effective July 1, 2023*) The sum of five million dollars is
1680 appropriated to the Department of Housing from the General Fund, for
1681 the fiscal years ending June 30, 2024, and June 30, 2025, for diversionary
1682 and flexible housing programs.

1683 Sec. 40. (*Effective July 1, 2023*) The sum of two hundred fifty thousand
1684 dollars is appropriated to the Office of Policy and Management from the
1685 General Fund, for the fiscal year ending June 30, 2024, to hire a
1686 consultant to develop model codes that may be adopted by
1687 municipalities in the state.

1688 Sec. 41. (*Effective July 1, 2023*) The sum of five million dollars is
1689 appropriated to the Office of Policy and Management from the General
1690 Fund, for the fiscal years ending June 30, 2024, and June 30, 2025, to
1691 provide grants to any regional council of governments for the
1692 development of regional housing inspection programs.

1693 Sec. 42. (*Effective July 1, 2023*) The sum of five million dollars is
1694 appropriated to the Department of Housing from the General Fund, for
1695 the fiscal year ending June 30, 2024, for the landlord relief pilot program,
1696 as provided in section 32 of this act.

This act shall take effect as follows and shall amend the following sections:		
Section 1	October 1, 2023	7-148(c)(7)(A)
Sec. 2	October 1, 2023	New section
Sec. 3	October 1, 2023	47a-1
Sec. 4	October 1, 2023	New section
Sec. 5	October 1, 2023	47a-23c
Sec. 6	October 1, 2023	8-41(a)
Sec. 7	October 1, 2023	8-68f
Sec. 8	October 1, 2023	8-68d
Sec. 9	October 1, 2023	47a-6a(a) and (b)
Sec. 10	October 1, 2023	46a-64b
Sec. 11	October 1, 2023	New section
Sec. 12	October 1, 2023	8-45a
Sec. 13	October 1, 2023	46a-51(8)
Sec. 14	October 1, 2023	46a-54(14)
Sec. 15	October 1, 2023	46a-74
Sec. 16	October 1, 2023	46a-82(a)
Sec. 17	October 1, 2023	46a-83(a) to (c)
Sec. 18	October 1, 2023	46a-83(g)(2)
Sec. 19	October 1, 2023	46a-86(c)
Sec. 20	October 1, 2023	46a-89(b)(1)
Sec. 21	October 1, 2023	46a-90a(b)
Sec. 22	October 1, 2023	46a-98a
Sec. 23	October 1, 2023	New section
Sec. 24	October 1, 2023	8-30j
Sec. 25	<i>from passage</i>	New section
Sec. 26	October 1, 2023	8-30g(a) to (l)
Sec. 27	<i>from passage</i>	New section
Sec. 28	October 1, 2023	New section
Sec. 29	<i>from passage</i>	New section
Sec. 30	October 1, 2023	8-345
Sec. 31	July 1, 2023	New section
Sec. 32	July 1, 2023	12-494
Sec. 33	July 1, 2023	12-498
Sec. 34	July 1, 2023	8-336o
Sec. 35	July 1, 2023	New section
Sec. 36	July 1, 2023	New section
Sec. 37	July 1, 2023	New section
Sec. 38	July 1, 2023	New section

Sec. 39	<i>July 1, 2023</i>	New section
Sec. 40	<i>July 1, 2023</i>	New section
Sec. 41	<i>July 1, 2023</i>	New section
Sec. 42	<i>July 1, 2023</i>	New section

Statement of Purpose:

To improve the access to adequate housing for all residents of the state.

[Proposed deletions are enclosed in brackets. Proposed additions are indicated by underline, except that when the entire text of a bill or resolution or a section of a bill or resolution is new, it is not underlined.]